



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
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March 5, 2004

**MANCHESTER, NH ZONING BOARD OF ADJUSTMENT**

**Board Decisions from the March 4, 2004 Public Hearing and Business Meeting**

**PUBLIC HEARING**

1. Case #24-ZO-04 – Attorney Alexander Buchanan (Agent) proposes to consolidate lots 3, 4, 5 & 6 and subdivide parcel into two lots. At lot Tpk7/4, maintain a single family home and at lot Tpk7/4A, create a buildable lot on an unaccepted way and seeks a **variance** from Section 6.07 buildable lot area and lot front (2 counts each) of the Z.O., as per plans submitted December 23, 2003 at **227 Stark Lane. - Tabled**
2. Case #29-ZO-04 – Robert Paquette (Owner) proposes on an unaccepted street, subdivide lot into two lots; at lot A, maintain 2-family dwelling and at lot B, create a buildable lot and seeks a **variance** from Article 3.03 "Street" of the Z.O. and RSA 674:41 "Erection of Buildings", as per plans submitted December 22, 2003 at **114 W. Elmwood Ave. Denied without Prejudice**
3. Case #30-ZO-04 – Wesley Roy (Owner) proposes to maintain parking and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted January 23, 2004 at **226-228 Elmwood Ave. - Granted**
4. Case #31-ZO-04 – Alan Yeaton (Agent) proposes to demolish existing single family home and build an 80' x 30', 4-unit, 2-story building with parking and seeks a **variance** from Article 3.03 "Street" and Section 5.10 (A) 6 multi-family use and 6.07 side yard setback of the Z.O. and RSA 674:41 "Erection of Buildings", as per plans submitted January 29, 2004 at **3526 Brown Ave. - Denied**
5. Case #32-ZO-04 – Robert Getman (Agent) proposes to maintain a 6' x 16' open deck and build a 21' x 12', one-story addition, also maintain accessory storage container in street yard and seeks a **variance** from Section 6.07 front setbacks (2 counts) and 8.24 (A) 1 accessory structures of the Z.O., as per plans submitted January 9, 2004 at **2 Hazel Lane. Partially granted/Partially denied. Storage container denied. Addition & deck are granted.**

6. Case #33-ZO-04 – James Gibson (Agent) proposes to convert a 15' x 13' patio to a sunroom and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted January 16, 2004 at **53 Pond Dr. - Granted**
7. Case #34-ZO-04 – Anthony Dagostino (Owner) proposes to enclose existing deck to create a 3-seasons room and seeks **variance** from Section 6.07 rear yard setback and 14.02 (B) (3) variance stipulation of the Z.O., as per plans submitted January 28, 2004 at **221-223 Elmwood Ave. - Granted**
8. Case #35-ZO-04 – Deanna Caron (Agent) proposes to occupy space for a chiropractic office, also erect a 3' x 4' wall sign and seeks a **variance** from Section 5.10 (H-2) (1) Chiropractic Office of the Z.O., all as per plans submitted January 9, 2004 at **714-720 Union St. - Withdrawn 3-04-04**
9. Case #36-ZO-04- – George Muszynski (Owner) proposes to build a 24' x 24', 2-stall attached garage and seeks a **variance** from Section 6.07 street yard setback of the Z.O., as per plans submitted January 15, 2004 at **164 Allamino St. - Granted**
10. Case #37-ZO-04 – Paul Beaudet (Agent) proposes to build an 18' x 12' steel dormer over garage for added living space, also maintain an 8' x 12' deck and an 8' x 9' canopy and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted February 3, 2004 at **349 Campbell St. - Granted**
11. Case #38-ZO-04 – Miryana Karic (Owner) proposes to maintain a 3-family dwelling with parking on adjoining lot by easement and seeks a **variance** from Section 6.07 (lot area, lot frontage and lot width), 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks and 11.03 (A) (4) consolidation of the Z.O., as per plans submitted January 23, 2004 at **22 Fourth St. - Granted**
12. Case #39-ZO-04 – Dragan Dragutinovic (Owner) proposes to build an 8' x 6' winter barbecue in rear yard, also maintain parking in street yard (previous variance to convert garage area to living area indicated that there would be a carport) and seeks a **variance** from Sections 5.11 accessory use and 10.09 (B) parking setback of the Z.O., as per plans submitted February 13, 2004 at **410 So. Beech St. – Partially granted/Partially denied.**
13. Case #40-ZO-04 – Paul Harrington (Agent) proposes to subdivide lot into two lots; at lot A, maintain an outreach and counseling program and at lot B, maintain a 34-unit building with ten parking spaces and sees a **variance** from Sections 6.07 side yard (lots A & B) and 10.03 (B) number of parking spaces (lot B) of the Z.O., as per plans submitted December 30, 2003 at **286 Concord St. Partially granted/partially denied. Side setback granted. Parking is denied.**

14. Case #41-ZO-04 – Mark Brown (Owner) proposes to convert garage into an accessory dwelling and build a 28' x 28', 2-stall garage and seeks a **special exception** from Section 5.11 (L) (1) accessory dwelling unit and a **variance** from Sections 10.09 (B) parking setbacks and 8.24 (A) (1) accessory structure of the Z O., as per plans submitted February 9, 2004 at **188 Oneida St. - Granted**
15. Case #42-ZO-04 – Deanna Caron (Agent) proposes to occupy 5,100-sq. ft. for “Girls, Inc. of New Hampshire and seeks a **special exception** from Section 5.10 (J) (6) commercial child day care facility of the Z.O., as per plans submitted February 12, 2004 at **340 Varney St. Granted**
16. Case #43-ZO-04 – Steven Rudman, MD (Agent) proposes to convert insurance office to an office for outpatient health care providers (as referenced in Section 5.10 (H-2) (1) of the Z.O.) and seeks a **variance** from Section 11.04 (F) non-conforming use (converting from a use granted under variance to a non-conforming use), as per plans submitted February 18, 2004 at **424 Hanover St. - Granted**
17. Case #44-ZO-04 – Mark Hochberg, D.M.D. (Agent) proposes to convert an existing commercial building to a medical office building and seeks a **variance** from Sections 5.10 (H-2) (1) use and 10.02 (F) parking in residential district, as per plans submitted February 20, 2004 at **27 Sagamore St. – Granted with the stipulation that the use be limited to Dental and Dental Specialty.**

### **BUSINESS MEETING**

#### **Tabled case from the February 5, 2004 Public Hearing:**

Case #28-ZO-04 – **495 Front St.** (maintain auto repair, allow auto sales & convenience store with gasoline sales). – **Partially granted/partially denied. Auto repair and convenience store with gasoline sales granted. Auto sales denied.**

#### **Request for Rehearings:**

Case #02-ZO-04 – **671 Hevey St.** (maintain addition, garage/porch/shed). Appealed by Dale and Erin Calawa (Owners) on February 17, 2004. – **Rehearing request not filed timely.**

Case #06-ZO-04 – **840 Bodwell Rd.** (build a 4-unit development). Appealed by William & Diane Dietrich (Abutters) on February 17, 2004. **Rehearing request not filed timely.**

Case #17-ZO-04 – **66 Emerald St.** (maintain shed). Appealed by June Frechette (Owner) on February 13, 2004. - **Denied**

William T. Larkins, Chairman

RSA 677:2 all Motions for Rehearings must be filed within 30 days of any decision of the Zoning Board of Adjustment.